



APPROVED MINUTES
COHASSET CONSERVATION COMMISSION
DATE: THURSDAY, APRIL 15, TIME: 6:00 PM
Meeting Held Via Zoom Platform

In Attendance:

Chris MacFarlane, Chair
Maryanne Wetherall, Vice Chair
Eric Eisenhauer, Member
Kathy Berigan, Secretary
Trish Grady, Member
Justin Pimpare, Member

Town Staff Present:

Jeffrey Summers, Conservation Agent
Angela Geso, Administrative, Recording Secretary

Associate Members Present:

Tom Bell, Associate Member
Heather Sites, Associate Member

Meeting called to order at 6:35 pm

Roll Call Attendance taken by Chair Macfarlane: Berigan-aye; Grady – Aye; Eisenhauer – Aye; Bell-Aye; MacFarlane-aye; Wetherall-aye; Pimpare – Aye; Sites-Aye (6 Voting Members)

6:35 PM: SWP 21-06 – 32 Windy Hill Rd - New Construction
(Continued to 5/6/21 at request of applicant.)

6:45 PM: NOI 21-10 – 183 Atlantic Ave –Boardwalk, Restoration – –(con't from 3/11/21)

In attendance to represent agenda item: Jeff Hassett/Morse Engineering; Brad Holmes/Environmental Consulting and Restoration; Applicants Mr. & Mrs. Fernando
Documents presented to support agenda item: NOI Application and Site Plans; Letter from Abutter Julie Conroy dated 4/28/21

Chair Macfarlane is recusing himself from this hearing; Member Pimpare takes the chair.

Jeff Hassett says they are taking a minimalist approach to the rear of the property in creating access to the water. Some areas are too wet to traverse. The plan dated 3/26/21 extends the profile to include a walkway. There will be no trees removed and minor pruning. There is one downed tree and debris on the site that will be removed. The 25-foot length of the boardwalk through wetlands has phragmites that will be removed as they cause a threat to the area. No chemicals will be used in the removal. Agent Summers said the wetland is stressed by debris and some dead trees. Mr. Hassett said the boardwalk is 2.5-feet high and anything higher would require railings. He also stated there is no coastal bank in this area. Mr. Holmes said this area is not a Bordering Vegetated Wetland so there is no need for replication. Agent Summers said the replication area was previously disturbed and that a restoration plans is sufficient for the previously disturbed area. Acting Chair Pimpare wants a formal response to the letter from abutter Julie Conway detailing the phragmites removal. He also wants a better construction plan. Agent Summers suggested a peer review assessment.

HEARING CONTINUED TO 5/6/21

7:00 PM: NOI 21-13, SWP 21-10- Lot 25, Whitehead Rd – (con't from 3/25/21)

In attendance to represent agenda item: Jeff Hassett/Morse Engineering

Documents presented to support agenda item: Revised Site Plan

The applicants are requesting to construct a single family home. The revised site plan covers concerns from the meeting of 3/25/21. The patio will be bluestone and the size will be reduced. The proposed boulder wall shall not exceed 4-ft. in height. The walkway has been reconfigured. Four trees will remain and several new trees and shrubs will be planted. The boulder wall will taper in height to the ends. Boulders will be placed with a front end loader and stabilized with cement. Mr. Hassett said there is a filter fabric beyond the boulder wall and an infiltration system has been added.

MOTION: By Member Pimpare to close the public hearing for Notice of Intent 21-13 and issue an Order of Conditions for proposed work at Lot 25, Whitehead Road.

SECOND: By Member Eisenhauer

ROLL CALL VOTE: K. Berigan – Aye; T. Grady – Aye; E. Eisenhauer – Aye; C. Macfarlane – Aye; J. Pimpare – Aye; M. Wetherald - Aye

MOTION PASSES: 6-0 Unanimous

MOTION: By Member Pimpare to close the public hearing and issue Stormwater Permit 21-10 for work proposed at Lot 25, Whitehead Road.

SECOND: By Vice Chair Wetherald

ROLL CALL VOTE: K. Berigan – Aye; T. Grady – Aye; C. Macfarlane – Aye; J. Pimpare – Aye; M. Wetherald – Aye; E. Eisenhauer-Aye

MOTION PASSES: 6-0 Unanimous

7:15 PM: NOI 21-07 – 99 Border St – Deck, Patio and Stairs - (con't from 3/11/21)

In attendance to represent agenda item: Chris McKenna/Applicant

Documents presented to support agenda item: Revised Plans

Revised plans show the pervious bluestone patio is reduced in size with landscaping along the foundation. One tree has been removed but two dogwoods will be planted in the lower lawn area so the root system will not impact the wall. There will be holly bushes along the sides, evergreen shrubs for privacy and 26 boxwoods along the face of the top retaining wall.

Harbormaster Lori Gibbons said the float was too large where it was sited and asked to have it repositioned. An alternative design positions the float at the end of the pier and runs a gangway parallel to the pier itself. Agent Summers said the float was under the purview of Ms. Gibbons for safe placement and does not involve the Division of Marine Fisheries. Mr. Hassett said there are borings and chains to keep the float tethered but it never sits on dry land. Some of the plantings listed were not on the approved list for Cohasset. The commission prefers native plantings for their durability and chances of adapting and surviving. Mr. Hassett also said the proposed landing will be cantilevered off the existing pier. Vice Chair Wetherald asked for more information on using the existing pier with the additional gangway.

The commission discussed the issue of a large tree that may be taken down pending assessments by the applicant's arborist and a third party review requested by the commission. Chair Macfarlane wants to wait for the third party review to compare with the report from Bartlett Tree done by the applicant. Agent Summers has been in touch with Maltby Tree regarding the third party review and reported that the assessment was performed but the employee no longer

works for Maltby Tree, the assessment is unavailable and Maltby is sending another arborist.
HEARING CONTINUED TO 4/22/21

48 HOUR BUSINESS

15 Diab Lane: Associate Member Bell said he's noticed work being done at 15 Diab Lane. Agent Summers said they are putting in siltation barriers and silt socks in. There is an open stormwater permit on the property that doesn't expire so work covered under the stormwater permit would be allowed. Agent Summers said the developer is putting up a snow fence and is going to mark the trees but nothing permanent is being done at this time. Member Pimpare asked Agent Summers to do a site visit with one of the commissioners.

Red Gate Lane: Vice Chair Wetherald asked if there is a landscape plan for this property. Agent Summers discussed it with the owners and said they were going to put down some wood chips and eventually resod their lawn. Removal of the lawn put the scope of work over the 5,000 sq. ft. disturbance area. There are no permits pulled for this address to date. Agent Summers will work with them on the scope of work and any permitting required.

With no further business to discuss motion to adjourn made by Member Grady, second by Member Eisenhauer and approved 6-0 unanimous by roll call vote. **K. Berigan – Aye; T. Grady – Aye; C. Macfarlane – Aye; J. Pimpare – Aye; M. Wetherald – Aye; E. Eisenhauer-Aye**

MOTION PASSES: 6-0 Unanimous

Meeting adjourned at 8:10 PM.